



2599, 2629 & 2643 Easton Tpke, Fairfield For Sale: \$2,750,000 3 parcels of land zoned R-3

THREE ADJACENT PARCELS OF LAND AVAILABLE FOR SALE

Half mile South of Exit 46 off the Merritt Parkway – Route 59

2599 Easton Turnpike

This vacant parcel of land is .51 acres and is located at the corner of Easton Turnpike and Colonese Road. It is zoned R-3. This property is currently leased to the service station located on the adjacent property to the north. Assessment: \$221,550, Taxes: \$5,977

2629 Easton Turnpike

This is a .37 acre parcel of land where a gas station and a repair garage business are currently in operation. The business is housed in a 3,158sf building with five bays that was constructed in 1940. This property, along with the vacant half-acre of land at 2599 Easton Turnpike, is leased for \$96,222 per year to a proprietor who has operated a business here for more than thirty years. The roof was replaced four years ago. The property is zoned R-3. Assessment: \$630,420, Taxes: \$17,008
Parcels 2599 and 2629 Easton Tpke can be purchased separately for \$1,300,000

2643 Easton Turnpike

This is a 2.5 acre parcel of land zoned R-3 that has two structures on it. One is a 1,810 sf two story, eight room, three bedroom house that was built in 1924. It is currently rented for \$4,000 per month. The roof is about ten years old. Assessment: \$528,640, Taxes: \$14,627. The second building is a 2,162sf warehouse/garage that is currently rented for \$1,800 per month. The roof was replaced about four years ago. There is an 85+/- foot strip of land that runs along the northerly border of this property that has seventy foot high power lines running through it. An area of wetlands also exists, which is primarily located in the 85 foot strip of land. This parcel also has road frontage on Hawthorne St to the rear.

Parcel 2643 Easton Tpke can be purchased separately for \$1,500,000

Call Ted Hoyt for more information at 203-260-2140

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it



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- 1. ALL LINES, UNLESS SPECIFICALLY NOTED OTHERWISE, ARE BASED ON A RECONNAISSANCE SURVEY.
- 2. PLANS PROVIDED FOR THIS COLLARLESS.
- 3. SURVEY BASED ON RECORD MAP 2422.
- 4. COORDINATES OF THIS MAP ARE IN CONFORMANCE WITH THE CONVENTIONS OF THE NATIONAL BUREAU OF STANDARDS.
- 5. ALL DISTANCES, UNLESS SPECIFICALLY NOTED OTHERWISE, ARE IN FEET AND DECIMALS THEREOF.
- 6. SURVEY IS RECOMMENDED TO ACCURATELY DETERMINE CURRENT CONDITIONS.



VINCENT J. & DRENSA A
SURVEYORS
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LICENSED SURVEYORS

MARK L. ADAMS
REGISTERED
REGISTERED

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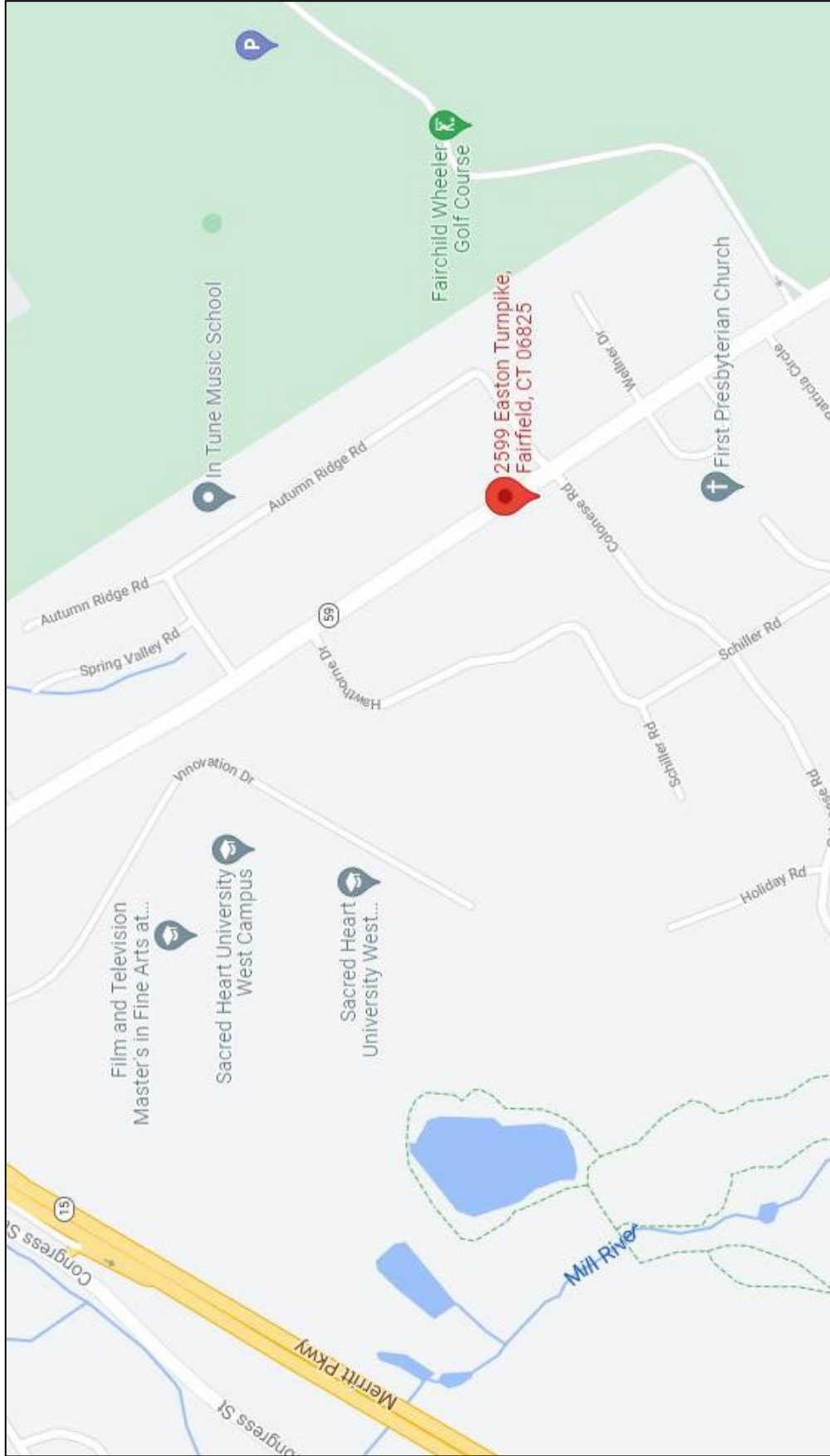
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TOP 10 REASONS TO RELOCATE TO FAIRFIELD

A HIGHLY-EDUCATED WORKFORCE

- 130,000 workers within 25 minutes of downtown have a Bachelor's, Graduate or Professional degree
- 55,000 of the 130,000 are in management, financial computer, math, architecture or engineering jobs

TWO NATIONALLY-RECOGNIZED UNIVERSITIES

- Fairfield University ranked #1 in Northern Region by U.S. News & World Report
- Sacred Heart University ranked one of America's best colleges by Forbes; campus includes former GE HQ

LARGE POPULATION WITHIN 25 MINUTES OF DOWNTOWN

- 500,000+ population and growing
- 252,000+ workers

IDEAL LOCATION ON COAST BETWEEN NYC AND BOSTON

- Interstate 95 and the Merritt Parkway bisect Fairfield, CT
- 3 train stations and 5 major airports within 75 miles

VIBRANT DOWNTOWN

- Metro North train station one block from downtown
- Many stores & restaurants within walking distance of train

BUSINESS-FRIENDLY COMMUNITY

- Aggressive business recruitment by Town leadership
- Microeconomic assistance for start-ups

"A+" RATED PUBLIC SCHOOLS

- 20 schools; 10,000+ students; 13 students per teacher
- Consistently ranked as one of the best school districts in CT

QUALITY OF LIFE AFTER WORK

- 5.5 miles of shore line; 5 public beaches; 600+ boat slips
- Sailing, kayaking, fresh water lake, biking, golf, tennis

HIGH QUALITY PUBLIC SERVICES

- Low crime rate
- Town roads well maintained

AAA CREDIT RATING

- < \$200 million in debt
- Debt service only 8% or of total expenditures

FAIRFIELD FACTS AT A GLANCE

POPULATION

61,611

SQUARE MILES

31.4

HOUSEHOLDS

20,457

AVERAGE FAMILY SIZE

3.2

FAMILIES WITH CHILDREN AS
% OF TOTAL HOUSEHOLDS

38.2%

MEDIAN HOUSEHOLD INCOME

\$127,746

% OF ADULT POPULATION WITH
COLLEGE DEGREE OR BETTER

63.4%

% OF WORKFORCE IN MANAGEMENT,
BUSINESS, SCIENCE, ARTS OR OFFICE JOBS

80.1%

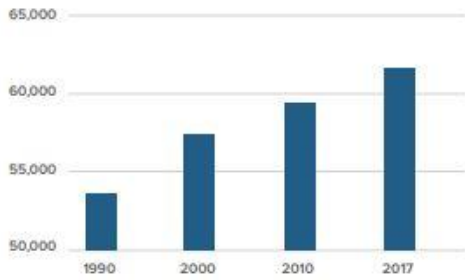
MEDIAN AGE

41.2

OWNER OCCUPANCY

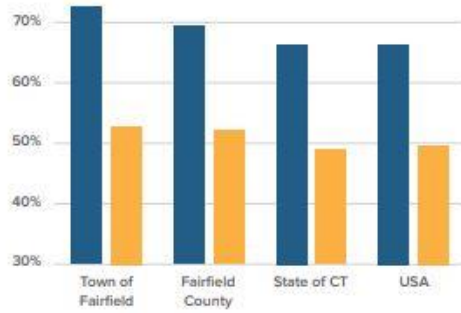
83%

POPULATION



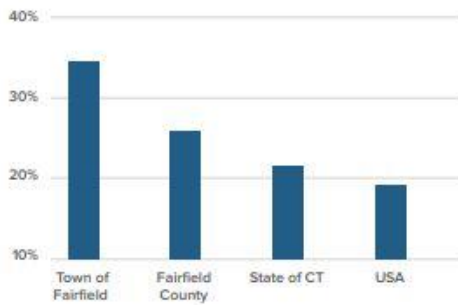
Growth rate = 7%

FAMILY HOUSEHOLDS

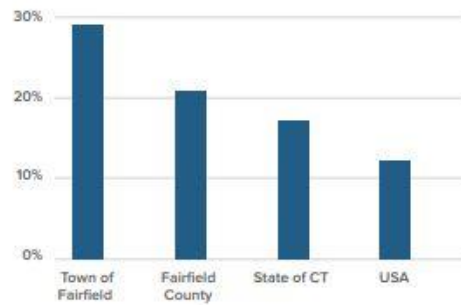


■ Family Households as % of Total Households
 ■ Families with children under 18

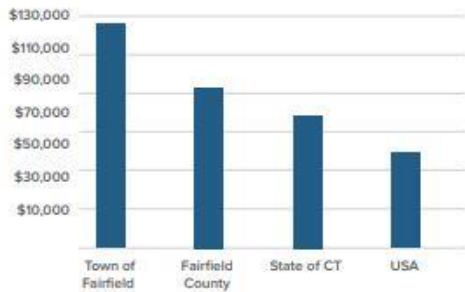
% OF POPULATION 25 AND OVER WITH BACHELOR'S DEGREE



% OF POPULATION 25 AND OVER WITH GRADUATE OR PROFESSIONAL DEGREE



MEDIAN HOUSEHOLD INCOME



% OF FAIRFIELDERS IN INFORMATION, FINANCE, PROFESSIONAL SERVICES, EDUCATION OR HEALTH CARE JOBS

